

**910, 135 13 Avenue SW**  
**Calgary, New Brunswick**

**MLS # A2255393**



**\$324,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	704 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

**YES THIS BUILDING ALLOWS AIRBnB.** Experience the ultimate urban lifestyle in this quiet, concrete-built condo located in one of Calgary's most vibrant areas. This 1 bedroom, 1 bathroom home offers a BRIGHT, OPEN layout with floor-to-ceiling windows that flood the space with NATURAL LIGHT and showcase prime views of the city—and even Stampede fireworks! Inside, you'll find warm polished concrete floors, 9' ceilings, and modern finishes that create a stylish yet comfortable space. Step outside to a private balcony with a BBQ gas line, ideal for grilling with CITY VIEWS. This PET-FRIENDLY building is highly sought-after for its AIRBnB-friendly rules, secure and well-managed amenities, and unbeatable walkability. Features include: Titled, heated, and secured underground parking, Bike storage and common area patio/garden, Secure mailroom and professional and well run building management. Just steps from the downtown core, the Saddledome, and LRT, you'll love being surrounded by the city's best restaurants, shops, parks, and fitness options. Popular spots like Proof Cocktail Bar, Vine Arts Wine Store, Starbucks, and 1st Market are right outside your door. Whether you're a professional, first-time buyer, or investor, this property offers both lifestyle and opportunity in an unbeatable location.